

# Regency

ESTATE AGENTS



**3 FAIRFAX WAY, TORRINGTON, EX38 7DA**

**£375,000**

A modern 4/5 bedroom detached family home offering well presented, adaptable accommodation including 2 reception rooms, kitchen/breakfast room, utility and study/bedroom together with generous corner plot garden, double garage (currently a games room) and ample parking.

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This superb family home is conveniently located within walking distance of the local schools and the town centre together with access to nearby Torrington Commons, providing 360 acres of common land ideal for walkers, dog owners and nature enthusiasts.

Offering a great level of adaptability the spacious accommodation is presented in good order throughout having been a much loved family home for the present owners.

A dual aspect lounge is complimented by a wood burning stove which creates a warm & cosy environment during the colder months.

The kitchen/breakfast offers a good range of modern cupboards & drawers with space for a table & chairs whilst the dining room is adjacent, providing great potential for those with visions of creating open plan living.

Off the kitchen is a utility room and large games room (formerly the double garage) whilst the study is ideal for those working for home or requiring a 5<sup>th</sup> bedroom.

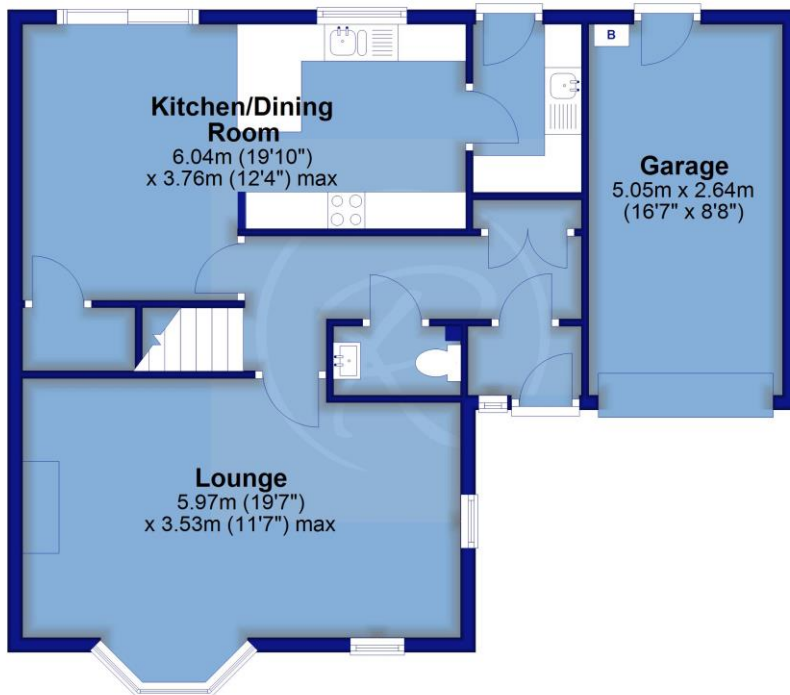
The 4 first floor bedrooms are all comfortably sized, the master with a well appointed ensuite and built-in wardrobes whilst the family bathroom comprises a modern white suite including bath with shower over.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (73)  
**Council Tax:** BAND E (£2,819.05 per annum)



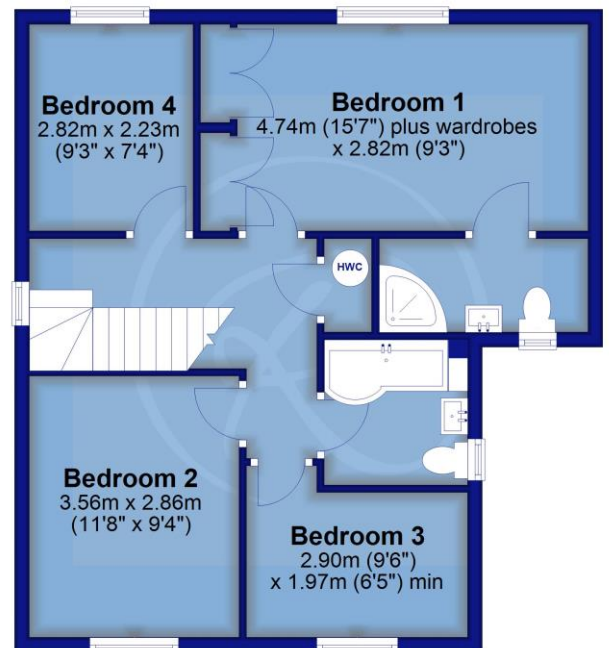
### Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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